

RANCH HOUSE SPECIFIC PLAN AMENDMENT

(formerly known as Sanders Grove Specific Plan)

13100 West Marana Road
Marana, Arizona 85653



Town of Marana Case Number: PCZ2204-001

October 2022

RANCH HOUSE SPECIFIC PLAN AMENDMENT

(formerly known as Sanders Grove Specific Plan)

Marana, Arizona

Submitted to:

Town of Marana
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I. INTRODUCTION

A. Specific Plan Summary

1. Background & Vision

The Ranch House Specific Plan, formerly known as the Sanders Grove Specific Plan, (“Specific Plan” or the “Project”) establishes comprehensive guidance and regulations for the development of approximately 841 acres (the “Property”) located in the Town of Marana (the “Town”). (See *Exhibit I.A: Regional Map*.) The Specific Plan was originally adopted in 2005 via Ordinance No. 2005.09, and along with several other specific plans adopted at the height of the real estate boom, there was an expectation that much of northern Marana’s farmlands would be developed today with several master planned communities featuring an abundance of housing and neighborhood-level commercial uses to support these homes. That vision has not come to fruition.

The Property presents an awesome opportunity: a very large, vacant and well-positioned parcel of land in a desirable town. The Property’s ownership entities (the “Ownership”) intend to create a place inspired from the land and its location. To emphasize this new direction, Sanders Grove is now being branded “Ranch House”.

The vision for Ranch House is one where residents will be energized by their surroundings and enjoy the outdoors, where they can get to know their neighbors and experience a real connection to the land. The buyers in Ranch House are expected to be mostly young couples, families and move-down couples looking for a place where life is a little simpler—a place they can afford to either raise their families or begin again in retirement. They are looking for a community with a modern look and feel that supports an active lifestyle.

The Ownership and its development design team see the land as an opportunity to create a different style of community. The key focus for designers of Ranch House is to create a safe and fun place to live and enjoy family and friends—a place that fosters social interaction and neighborhood connectivity, that is highly connected and promotes smaller intimate neighborhoods. After conducting current market analyses and gaining a better understanding of the cost to extend infrastructure for the Specific Plan, the Ownership is requesting a Specific Plan Amendment (“SPA”) to fulfill this vision.

2. SPA Proposal

The Specific Plan has been in place for more than 17 years with no development activity. Since its original adoption, the real estate market has substantially changed. In recent years, it has become increasingly apparent that the market is demanding more diverse housing options, including smaller lot sizes for single-family residences

and more rental opportunities. In addition, this Specific Plan requires a significant investment for infrastructure (specifically sewer) extensions and that cost needs to be spread over more units than is currently permitted. The SPA addresses these concerns. This SPA request includes:

- *A new Land Use Concept that supports the Ranch House vision.*

Ranch House is a place where parents feel safe allowing their children to play and visit friends. Trails are abundant, and neighborhood (or “pocket”) parks are framed by homes to ensure there are residential eyes watching park activities. The community is designed for safe access and circulation utilizing a collector road that is broken up multiple times by these neighborhood-scale parks that will provide slower and safer vehicular movement without creating a huge community divide.

In addition, the community’s focal point, *The Ranch House*, will serve as the central hub where the community can come together under the stars with outdoor grilling, participate in pool and water activities under the sun, and make connections with their neighbors, friends and family.

- *An increase in the maximum number of residential units that may be constructed with the Specific Plan.*

The previous cap on residential lots within the Specific Plan was 2,500 or 3 residences per acre (“RAC”)—a number that does not appear to have been established based on a market demand study or a cost analysis related to the infrastructure extensions required of the Specific Plan nor does it reflect the densities of surrounding specific plans. There are substantial infrastructure improvements required for the development of Ranch House. The Ownership determined it needs to develop at a higher overall density to offset the cost of development. Up to 3,200 individual lots, plus up to 300 rental units (for a maximum of 3,500 residences), are permitted within Ranch House.

Under this new unit cap, only a limited number of smaller lots (i.e., those measuring 3,500 square feet) is permitted. Up to 12% (or 384) of the 3,200 permitted lots within the Specific Plan may be 3,500 square-feet in size, and those lots are only permitted in the Medium-High Density Residential (“MHDR”) designation. The remainder of the single-family residential (“SFR”) lots within Ranch House will measure 4,500 square feet and above.

- *Detached products, along with the attached products, to be built on 3,500 square-foot lots within the MHDR designation.*

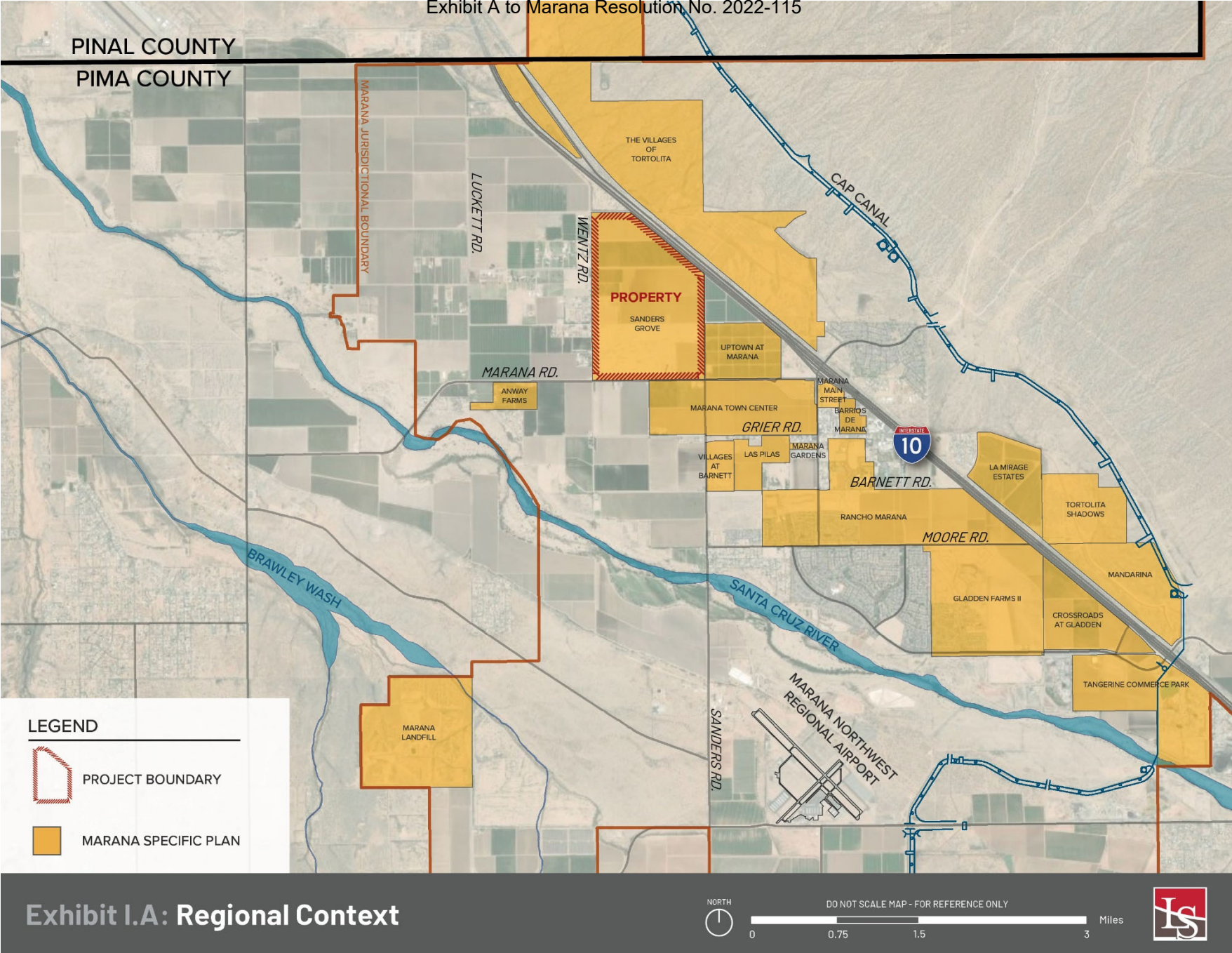
Previously, only attached home products were permitted to be constructed on 3,500 square-foot lots within the MHDR designation. This SPA allows both attached and detached products to be built using this smaller lot size.

In the last few years, many homebuilders have expanded their portfolios in response to market demands. They are designing their single-family detached homes to fit on 3,500 square-foot lots and are still able to ensure each home has private patio and/or backyard space. The overall Project is also designed to create more community open spaces with the centralized park spaces throughout. Some residents are choosing smaller living and private outdoor spaces in exchange for what they deem to be quality-of-life features, including proximity to work or schools and access to commercial, entertainment, recreation or open space.

- *Multi-family residential uses within the Commercial designation.*

Multi-family residential (“MFR”) uses are now permitted within the Specific Plan. The Ownership is interested in developing a rental home community that resembles a higher density SFR neighborhood. These are detached single-family homes in design and concept that are rented instead of sold. Because the lots are not platted like traditional neighborhoods, they are classified in the Specific Plan as a MFR use. This rental community will be developed on a single lot, and owned and operated by a single managing entity. To the resident, it will function like a neighborhood but without the constraints of homeownership. While most apartment units are developed at over 20 residences per acre, the density of MFR within this Specific Plan is limited to 14 RAC to align with the SFR design concept for rental. A maximum of 300 MFR homes may be developed within Ranch House.

Many people are opting for renting over homeownership—even long-term. Renting offers more flexibility to the resident if and when they choose to relocate, and it removes the burden of home maintenance and repairs. Many rental communities are providing amenities, such as playgrounds, community space for arts and crafts and fitness centers, in an effort to target a specific demographic. The Ownership is eager to offer this rental option within Ranch House.



B. Location

The Specific Plan lies in the Central Growth Area of the Town, as defined by the Town's General Plan, *Make Marana 2040*. The Central Growth Area largely encompasses agricultural lands, although much of that land is entitled via specific plans. This area, which includes Downtown Marana, is bounded by the Santa Cruz River to the south, the Central Arizona Project ("CAP") canal to the east and the Pima/Pinal County border to the north.

The Property lies within Sections 17 and 20 of Township 11 South, Range 11 East. This location is approximately 1.3 miles south of the Pinal County/Pima County line and 1.6 miles northwest of the Marana Municipal Complex in a generally agricultural area consisting of terraced fields, access roads and irrigation canals. Interstate 10 is adjacent to the northeast boundary of the Property and is located approximately one mile west of the Marana/Interstate 10 interchange.

See Exhibit I.B: Location and Vicinity Map.

C. Authority and Scope

The authority for the preparation of specific plans is found in Arizona Revised Statutes, Section 9-461.08. State law allows the preparation of specific plans based on the general plan, as may be required for the systematic execution of the general plan.

Town Ordinance 87.22 provides the uniform procedures and criteria for the preparation, review, adoption and implementation of specific plans in Marana.

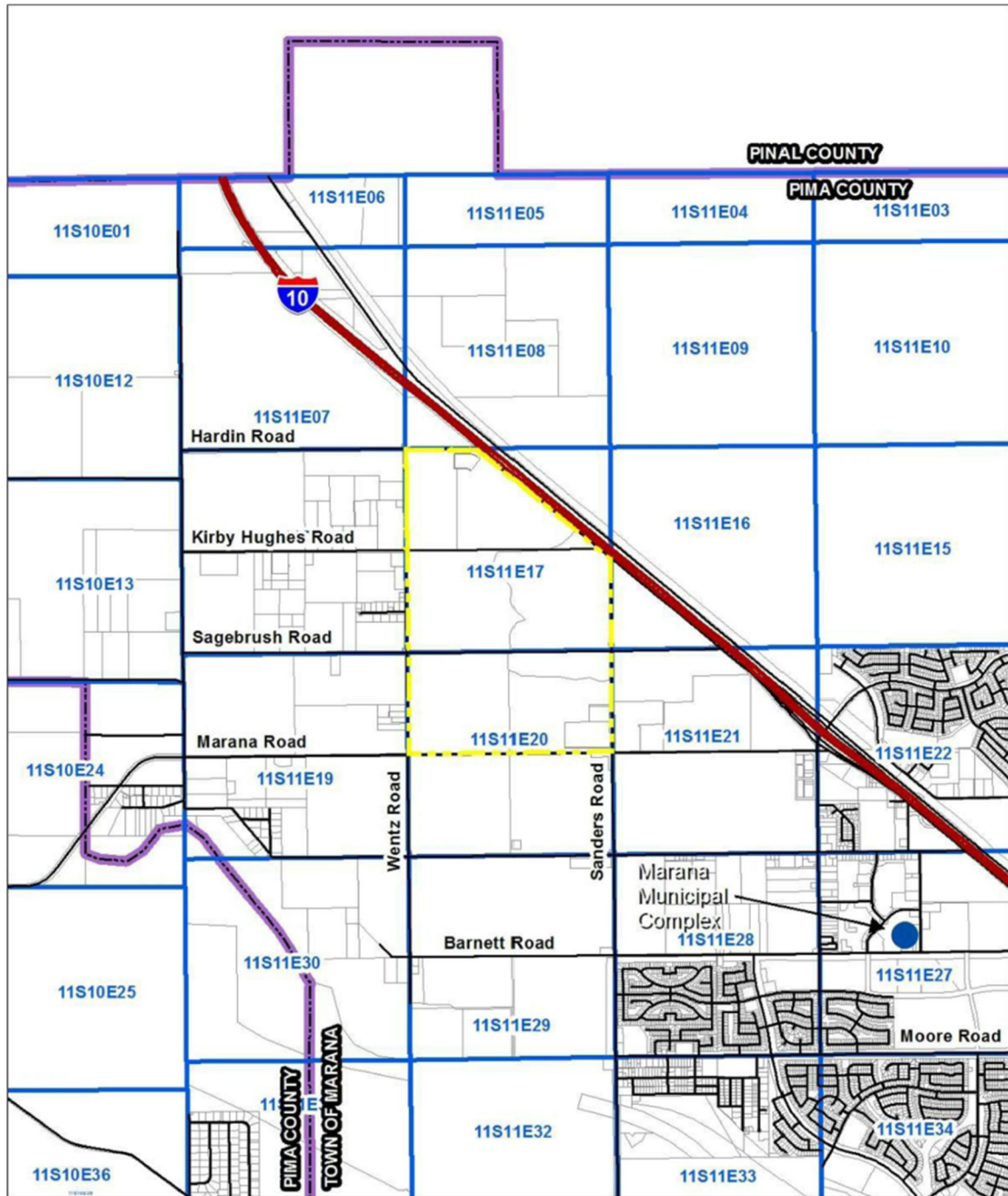
Pursuant to these state statutes and Marana Town Code ("MTC") Sections 17-3-1 and 17-4-15, a public hearing will be conducted by the Town Planning Commission and the Town Council after which the Specific Plan ordinance may be adopted by the Town Council and become effective.

The Specific Plan is a regulatory plan, which, once adopted, will serve as the zoning and development code for the Property. Subdivision plats and any other development approvals must be consistent with the Specific Plan.

D. Legal Description

A copy of the legal description for the Property is included in *Appendix A*.

Exhibit I.B: Location and Vicinity Map

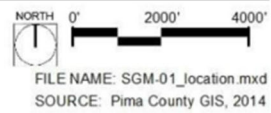


LEGEND

-  Specific Plan Boundary
-  Township, Range & Section
-  Jurisdictions

Notes:

Project Site is located at:
 Township 11S, Range 11E, and Section 17 & 20
 Acreage: Approx. 841 AC
 Parcel ID #'s: 217-17-003F, 217-17-002B, 217-17-003H,
 217-17-003J, 217-17-003G, 217-17-003E, 217-17-003D,
 217-24-001K, 217-24-001E, 217-24-0020, 217-24-001L,
 217-24-001M, 217-24-001P and 217-24-001N



II. DEVELOPMENT CAPABILITY REPORT – (SECTION NOT AMENDED)

The Development Capability Report (“DCR”) section of this Specific Plan includes an analysis of the Property’s existing site conditions. Since the Specific Plan was amended in 2015, very little has changed in this part of the Town. Land has been entitled for more intense development and neighboring Specific Plans have been amended, but the Property is still largely surrounded by very low-density residential and agricultural uses. There are no changes in the Property’s physical characteristics, including its hydrological, geological and topographical features, vegetation and wildlife habitat, cultural resources and viewsheds.

Portions of the DCR, particularly those referring to infrastructure, may be obsolete. The Town is in the process of implementing a regional sewer system, a portion of which is located along Marana Road at the southern boundary of the Property, and other components are planned across the Property. The Project Team is working closely with the Town’s Utility Department to ensure coordination. Changes to the Town’s regional circulation patterns, such as the realignment of Marana Road at its intersection with Tangerine Farms Loop Road, are acknowledged and considered in the updated Traffic Impact Analysis (submitted under separate cover).

III. DEVELOPMENT PLAN

A. Purpose and Intent

This section contains a description of the goals, objectives and policies of the Specific Plan, which reflect the Town's vision for development in Northwest Marana and provide the rationale for the Development & Design Guidelines found in Section IV.

The Ranch House Development Plan is the result of thorough site analysis and research, as presented in Section II: Development Capability Report. (As noted in Section II, the Development Capability Report was not updated for this amendment.) The Specific Plan establishes the location and intensity of land uses, the circulation pattern and overall character of the Ranch House development. The Specific Plan focuses on coordinating a mix of residential densities with commercial uses, while supporting internal pedestrian linkages to recreational uses and open space. The Specific Plan also supports a variety of housing options with a range of lot sizes and price points.

The Specific Plan is a method used to implement the General Plan and Strategic Plan at a more detailed, site-specific, level for a focused area. The Specific Plan establishes the type, location, density and community character within the Specific Plan area. The Specific Plan contains the standards and guidance to ensure that development will occur in a controlled manner with infrastructure as planned. The boundaries of the Specific Plan are shown in *Exhibit III.A: Specific Plan Boundaries*.

B. Objectives of the Specific Plan

The Ownership has established the following objectives for the development of Ranch House:

- Implement the goals, objectives and policies of the General Plan;
- Establish a community character that reflects the Town’s agricultural and ranching heritage;
- Provide a blend of public and private park amenities, including both active and passive recreation areas, that create meaningful open spaces for residents of Ranch House and the overall Marana community;
- Design a community that provides a sense of place by locating pocket parks throughout residential areas that are managed by the local homeowners' association;
- Develop a circulation system that is efficient for all modes of traffic, including automobiles, bicycles and pedestrians;
- Provide uniform development regulations for land use, circulation and open space;
- Provide infrastructure systems and public facilities to support development in an efficient and timely manner; and
- Provide a framework for the management and administration of this Specific Plan.

C. Relationship to Adopted Plans

1. Marana General Plan

The Specific Plan is located within the General Plan’s Central Growth Area, which is described as an area “...envisioned to become the central activity hub in Marana, featuring event and gathering spaces, shops, entertainment destinations, and employment opportunities. New residential development supports robust commercial activity throughout Downtown, in combination with enhanced connections to and from Interstate 10 and the Santa Cruz River. This Growth Area is further enlivened by public art displaying, portraying, and celebrating Marana and its rich cultural history.”

The Specific Plan supports the goals and policies outlined in the General Plan, including:

LAND USE

Goal BE-7. Residential areas are well-served by a full range of supporting land uses that contribute to a balanced community.

- Policy BE 7-1. Incorporate the full range of uses to support the ultimate build-out population in development proposals for large scale residential areas that support the neighborhood community.
- Policy BE 7-2. Promote a walkable community by centrally locating institutional uses, civic uses, public spaces, and open spaces within the residential developments.
- Policy BE 7-3. Plan open space areas within residential areas to accommodate a greater variety of passive and active recreational uses.

Goal BE-8. Mixed-use development in Marana provides quality areas of housing, commerce, and community interaction.

- Policy BE 8-1. Encourage mixed-use development proposals in appropriate locations, with the scale and intensity compatible with existing and planned uses in the area.
- Policy BE 8-3. Support mixed-use projects in appropriate areas that promote walkability and livability through compact and integrated residential, commercial and employment areas.

***Specific Plan Conformance:** Ranch House is primarily a residential community that contributes to the overall balance of land uses in the Central Growth Area of the Town. The Specific Plan's highest intensity uses (i.e., multi-family residential and commercial) are adjacent to the Uptown at Marana Specific Plan to the east and across Marana Road from the Marana Towne Center Specific Plan, which primarily features non-residential uses. The key to supporting non-residential uses—and commercial uses in particular—is developing more rooftops. Together, the residential uses within this Specific Plan and Uptown at Marana should generate the critical mass necessary for successful non-residential uses in Marana Towne Center.*

HOUSING

Goal BE-9. Multi-family development in Marana is of high design quality and is supported by necessary infrastructure and community serving uses.

- Policy BE 9-3. Provide access to multi-family residential development from either arterial streets or collector streets.

-
- Policy BE 9-4. Reduce the bulk and massing of multi-family buildings through orientation, façade articulation, roof plane variation, fenestration, and material and color variations.

Goal BE-27. Marana maintains a diverse housing stock that accommodates the various housing needs of all residents.

- Policy BE 27-2. Encourage a range of housing types, housing sizes, and lot sizes that foster a variety of options, such as detached single-family homes, attached single-family homes, and multi-family units that increase choices throughout the community.
- Policy BE 27-3. Promote development proposals for multi-family residential, mixed-use, and small lot residential areas that are compatible with the existing and planned land uses in the area.
- Policy BE 27-4. Encourage the development of apartments, garden homes, court homes, townhomes, condominiums, and attached single-family dwellings in appropriate locations to increase available housing options for price-sensitive rentals.

Goal BE-28. The cost of housing is affordable for those living and working in Marana.

- Policy BE 28-1. Increase available housing choices in Marana to accommodate a range of needs, such as family size, age, and income.

***Specific Plan Conformance:** Over the years, it has become increasingly apparent that the market is demanding more diverse housing options, including smaller lot sizes for single-family residences and more rental opportunities. Ranch House provides the opportunity to build a wide range of housing types at a variety of densities. The buyers in Ranch House are expected to include young couples, families and empty-nesters looking for a place they can afford to either raise their families or enjoy their retirement. Ranch House also intends to offer rental opportunities for those who are looking for an alternative to homeownership. By providing a diverse housing stock and increasing the overall availability of housing at a variety of price points in the Town's Central Growth Area, Ranch House will be contributing to the housing needs of the community.*

OPEN SPACE & RECREATION

Goal PC-21. Marana proactively plans for future parks that enhance the overall community.

- Policy PC 21-1. Identify potential locations for future district and community parks in the Parks, Recreation, Trails, and Open Space

Master Plan, particularly in underserved areas, in anticipation of future development.

Goal PC-22. Marana’s parks and recreational amenities are accessible throughout the Town and to all residents.

- Policy PC 22-3. Ensure that parks and recreational facilities are linked to neighborhoods, schools, and the regional trail network.
- Policy PC 22-4. Locate future community and regional parks near major arterials.

Goal PC-24. New residential developments feature accessible park and recreational amenities that are integrated and connected to the Town-wide network.

- Policy PC 24-2. Continue to require developers to include parks, open spaces, and trails in new residential development.
- Policy PC 24-3. Support the development of recreational facilities in existing and new residential developments.

***Specific Plan Conformance:** The Specific Plan has been designed with emphasis on its outdoor spaces. Ranch House is a place where parents feel safe allowing their children to play and visit friends. Trails are abundant, linking neighborhoods and open spaces throughout Ranch House, in accordance with the Town’s Parks, Recreation, Trails and Open Space Master Plan. Pocket parks will help establish neighborhood identities and are framed by homes to activate public spaces and ensure there are residential eyes watching park activities.*

A 20-acre community park will be developed adjacent to I-10, making it easily accessible to Ranch House residents, as well as the greater Marana community.

In addition, the community’s focal point, The Ranch House, will serve as the central hub where the community’s residents can make connections with their neighbors, friends and family.

TRANSPORTATION

Goal BE-21. Marana provides for orderly development of roads in conjunction with development.

- Policy BE 21-3. Continue to require traffic reports for master planned communities, rezonings, specific plans, subdivision plats, and development plans.

- Policy BE 21-4. Require that new development provide mitigation for traffic impacts to existing roads, as identified in a traffic impact analysis reviewed and approved by the Town Engineer, in conjunction with the request for development approval.

***Specific Plan Conformance:** The Ranch House community is designed for safe access and circulation that complies with Town standards and is based on a traffic impact analysis prepared for the Project. The Project's interior circulation system focuses on a collector road that is broken up by a series of small pocket parks that will provide slower and safer vehicular movement through the individual neighborhoods without creating a huge community divide. The traffic analysis also identifies a number of offsite improvements that will be constructed as part of Ranch House's phased development.*

2. Marana Strategic Plan

The Specific Plan supports the five areas of the Marana Strategic Plan:

Commerce - Construction of the proposed community will provide jobs as well as revenue to the Town through construction sales tax and development services fees. The commercial planning area proposed for the southeast corner of the Property will not only provide nearby shopping and amenities to area residents, but it will also produce commercial sales tax and employment opportunities for the Town.

Community - This new residential community will provide a diverse mix of lot sizes and housing choices in northwest Marana, attracting new residents to the Town. Offering larger lots north of Kirby Hughes Road and adjacent to existing development to the west creates a logical transition in housing product type and price when moving east through the Property to Interstate 10. Higher density attached residential units such as condos or townhouses surrounding the proposed southeast commercial corner will also help to transition and buffer less intense residential development from commercial uses at the southeast corner of Ranch House.

Heritage - The historic agricultural use of the Property highlights the area's unique heritage as a farming town. The option to use reclaimed or non-potable water to irrigate landscape areas throughout Ranch House furthers the water conservation techniques that have been vital to life in the arid southwest for generations.

Progress/Innovation - Dedication to a conscientious approach to responsible development, high-performing homes and cost saving for potential future homebuyers reflects the intent of the Specific Plan. The community will strive to incorporate sustainable building practices such as the use of energy efficient construction materials and appliances, non-potable water for landscape irrigation

and innovative site design conservation techniques to decrease energy usage, minimize impact to the environment, conserve water and promote healthy lifestyles. The diverse mix of proposed residential offerings combined with the commercial in the southeast corner also help to create a mixed-use atmosphere that integrates land uses, ultimately requiring a smaller development footprint. This translates to fewer vehicle miles traveled/carbon emissions and can help facilitate the protection of valuable undisturbed land elsewhere in the Town.

Recreation - The development plan proposes a variety of open space and recreation opportunities for all ages of its residents, ranging from active and passive recreation areas to linear open space areas and trails. The proposed linear open space will feature a multi-use path that will connect the 20-acre community park in the northeast portion of the Property, adjacent to the Interstate 10 Frontage Road, to Marana Road. Smaller, privately-owned and maintained neighborhood trails will branch off of the main multi-use path.

D. Compatibility with Adjoining Development

Ranch House establishes a residential community compatible with surrounding existing and planned development, transitioning from the highest, most dense development at the southeast corner to less intense residential development on larger lots toward the west and northwest. The Specific Plan's highest intensity uses (i.e., multi-family residential and commercial) are adjacent to the Uptown at Marana Specific Plan to the east and across Marana Road from the Marana Towne Center Specific Plan, which primarily features non-residential uses. The key to supporting non-residential uses—and commercial uses in particular—is developing more rooftops. Together, the residential uses within this Specific Plan and Uptown at Marana should generate the critical mass necessary for successful non-residential uses in Marana Towne Center. The Project's circulation system has also been designed to minimize the effects of vehicular traffic on adjacent development. The primary and secondary access points into the community will be located on Marana Road and Sanders Road, thereby deemphasizing Wentz Road in its relationship to the Project. Both public and private open space/recreation amenities located within the plan area will be accessible through the Project's interior circulation system.

E. Land Use Concept Plan

The Land Use Concept Plan (*Exhibit III.E: Land Use Concept Plan*) establishes a neighborhood scale and unique identity for Ranch House, while at the same time integrating it into the larger community. The 841-acre Property will include neighborhoods with a range of residential densities, a strategically placed commercial

area and generous open spaces. Ranch House includes the following 5 land use designations:

- Medium-Low Density Residential (“MLDR”)
- Medium Density Residential (“MDR”)
- Medium-High Density Residential (“MHDR”)
- Commercial
- Open Space/Recreation

Ranch House, which may include up to 3,200 SFR lots (plus up to 300 MFR units), has been primarily designed as a residential community that will accommodate commercial development if the market dictates commercial viability. The community design incorporates residences, recreational facilities, parks and commercial services in a pedestrian-friendly environment. Commercial and or MFR uses will be located at the southeast corner of the Property, surrounded by medium-high density housing options. In general, residential intensities gradually decrease toward the northwest except surrounding the neighborhood pocket parks, where higher-density residential products may be located to help activate the public space and provide eyes on the street and parks. The entire community, including open space areas, will be accessible by various modes of transportation.

The majority of the Specific Plan has been designated MDR, which consists of single-family detached homes. Many of the lots will back onto the open space and recreation amenities provided in Ranch House. The southeast corner of the Property has been designated as Commercial, and in addition to commercial uses, this designation supports MFR. The MHDR designation, which may consist of attached and/or detached single-family residences, provides a transition between the Commercial area on the corner and the MDR homes within the center of the community.

A system of internal open space linkages has been incorporated into the Specific Plan. The placement of pocket parks and other open space amenities in close proximity to residential areas reinforces individual neighborhood identity. The pocket parks and other private open space areas will be maintained by the Ranch House Community Association (“RHCA”).

The community's public open space includes a 20-acre park located along the I-10 Frontage Road at the northern boundary of the Property, which will help buffer the noise from I-10 that would otherwise affect residents of the Project. Upon its completion, the community park will be dedicated to the Town.

Open space areas of various sizes will be located throughout the development, including a large linear open space area extending along the former Sagebrush Road alignment. Pedestrian friendly movement and open space corridors have been a dynamic focus and

the backbone the Ranch House land use concept. Because access to open space and the desire for inter-connectivity are such an important guiding factor in the design of the community, they have greatly influenced the shape of the parcels, park locations, and lotting within the Specific Plan. The extensive improved trail network will have a variety of path types, including open space paths, paseo walks, multi-use trails and roadside sidewalks that will create a web of access throughout Ranch House. The intended uses for the different trails include, but are not limited to, walking, running and riding. Although the final shapes, undulation, and sizes have not been fully incorporated into the Specific Plan, the trails will be designed taking these uses into account.

A multi-use trail system will be included along Marana Road and will feature an asphalt shared-use path designed and constructed to Town standards. Local trails and/or paths constructed within Ranch House will connect to the shared-use path constructed along Marana Road. The exact size, location and configuration for open space, including the 20-acre community park, all pocket parks, trails and recreation amenities are subject to adjustment based on final site engineering, such as drainage and grading, and the incorporation of input from the various agencies that provide comments on the subdivision plat. The minimum area and types of amenities provided will meet or exceed the Town's recreation requirements in MTC Section 17-5-3(B)(12) and will be constructed in compliance with the Town's Subdivision Recreational Area Manual ("Recreation Manual"). In addition, public trail easements and connections will be provided, as required by the Town.

A breakdown of the land uses depicted in *Exhibit III.E: Land Use Concept Plan* is provided in *Table III.E: Ranch House Land Use Concept*.

Table III.E: Ranch House Land Use Concept

Land Use	Approximate Acreage	Minimum Lot Area	Minimum Lot Depth
MLDR	141	6,000 SF	90 feet
MDR	343	4,500 SF	75 feet
MHDR	65	3,500 SF* (4,500 SF)	N/A
Commercial	18	MHDR for SFR N/A for MFR (max 14 RAC)	N/A
Open Space**	180		
Rights-of-Way	94		
TOTAL	841		

*Maximum of 384 units (12% of total 3,200 SFR units).

**Includes 20-acre community park, pocket parks and landscape buffers.

F. Circulation

The circulation for Ranch House is designed to provide a safe and efficient movement of people. The main access points to the Project are located along Sanders Road and Marana Road. Intersecting with Sanders Road to the east and Marana Road to the south is the proposed Ranch House Way, which is classified as a collector, providing access throughout the Property. Kirby Hughes Road will remain, connecting Wentz Road to the Frontage Road.

Ranch House is designed for safe access and circulation utilizing a collector road that is broken up multiple times by neighborhood focal parks that will be framed by homes. This approach will provide slower and safer vehicular movement without creating a huge community divide. Multiple access roads connect the interior of Ranch House to perimeter roadways that are already in place to allow typical higher traffic volumes and greater speeds outside the neighborhoods. The physical layout, which supports a variety of housing stock styles, maximizes the opportunity to make Ranch House a truly unique community in Marana.

As displayed on *Exhibit III.F: Circulation Concept Plan*, direct access to the Project will be provided through access points along Sanders Road and Marana Road. Sanders Road will be extended to the I-10 Frontage Road, which provides additional access to the community park, if approved by ADOT. The new Ranch House Way will be a collector road providing access to the entire Property. Ranch House Way intersects with Marana Road to the south and Sanders Road to the east. Local roads extending from Ranch House Way provide access to the parks, northern planning areas and regional recreation area. Kirby Hughes Road will remain in place connecting Wentz Road and the Frontage Road. Kirby Hughes Road is the only access point onto Wentz Road from the interior of the Property. The former Sagebrush Road alignment will be transformed into a linear open space feature that doubles as a drainage and utility corridor. Internal circulation of the Property consists of local streets branching off Ranch House Way and Kirby Hughes Road. The internal streets will be public.

Pedestrian friendly movement throughout the Property is a main goal of the Circulation Concept. This is accomplished in a variety of ways. Ranch House Way, the primary collector spine road that connects all neighborhoods within the community, will be broken up by a series of pocket parks. A system of pedestrian trails provides connections throughout Ranch House and to the proposed community park adjacent to I-10 and Sanders Road. The trails will be accessible from local streets and are designed with sidewalks and bicycle access. All areas of the Property are accessible by automobile, bicycles and pedestrians.

An important aspect of the trail system is not only to serve those living within Ranch House, but to connect and expand on the existing pedestrian infrastructure the Town has developed around the site, most importantly along Marana Road. Ranch House

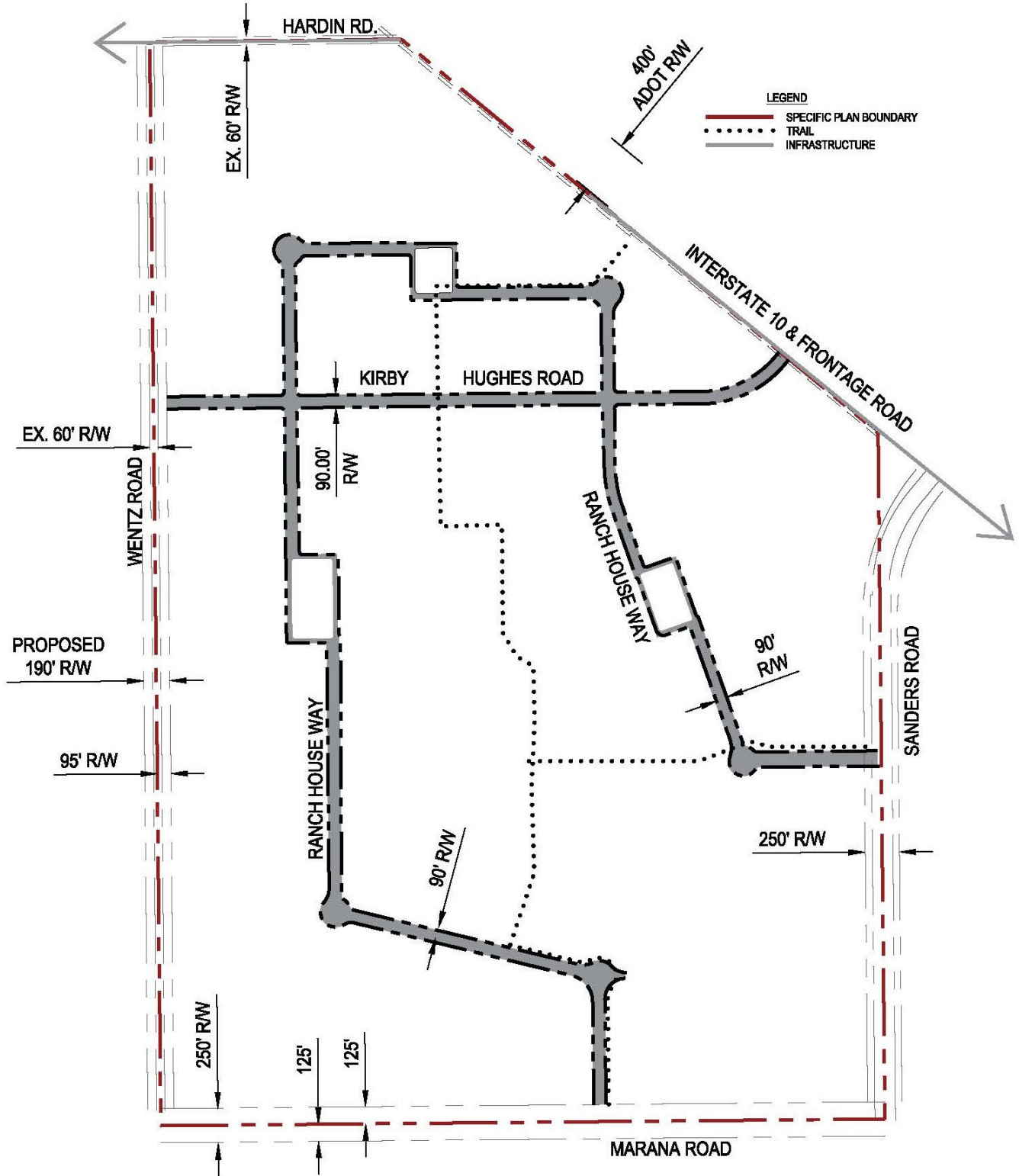
understands the importance of this trail corridor, and the integration between the two systems will be designed and constructed to the Town's standards for shared-use paths for a flawless transition.

The community materials will unify the masterplan as a whole. This unity will continue with the material used on the different trail classifications. Although final materials have not been identified, these may include the use of concrete, colored concrete, pavers, decomposed granite and asphalt. The final material selection will be cognizant of the intended use of the trails. The trails will be constructed based on the Town's/industry standards.

All onsite roadway improvements are the responsibility of the Master Developer. The extent and specific nature of offsite roadway improvements will be described in the existing development agreement between the Town and the Developer. The exact nature of the roadway improvements will be determined based on the findings of the Ranch House Traffic Impact Analysis ("TIA"), submitted for review under separate cover. The timing and scope of construction of offsite road improvements (including the construction of traffic signals) to be provided by the Developer will be determined by the Town based on the findings of the TIA. Slope and utility easements for internal roadways may extend beyond the minimum right-of-way.

G. Grading Concept

The entire Property is an agricultural field; therefore, mass grading will occur. Prior to site disturbance, additional geological studies will be done in order to meet necessary standards. The Property will require stormwater retention per the *Revised Development Requirements for Drainage in Northern Marana, dated December 9, 2000*. The excavated material from the mass grading will be used onsite as needed to establish positive flow from the southeast to the northwest as the Property historically drained.



DEVELOPMENT PLAN
EXHIBIT III.F: CIRCULATION CONCEPT PLAN



H. Water Resources

The development of the Project will mitigate existing sheet flow conditions on the Property by constructing interceptor channels around the perimeter of the Property that will have capacity to accept the 100-year discharge, as determined from the Tortolita Alluvial Fan Study non-regional storm model. (See Section J - Post-Development Hydrology for additional information regarding the design parameters for the channels.) Plans and studies will be submitted to FEMA for review, and upon approval, FEMA will issue a Conditional Letter of Map Revision (“CLOMR”). Upon completion of the perimeter roadway drainage improvements and submittal of as-built drawings to FEMA, post-Project FEMA flood hazard mapping within the Property will be revised to Zone X. The Property will be removed from the Special Flood Hazard Area (“SFHA”) only after receiving the Letter of Map Revision (“LOMR”).

The surface drainage outfall from the Property is located at the northwest corner of the Property at the Wentz Road/Hardin Road intersection. Flow concentrates at the Wentz/Hardin intersection before overtopping Wentz Road and continuing west.

The proposed drainage improvements will maintain historical drainage patterns along the downstream Property boundary. There is, and will continue to be, a low flow outlet pipe that drains from the detention basin to an existing tailwater channel at the northwest corner of Wentz Road and Hardin Road. The profile of Wentz Road will remain the same as under existing conditions to provide the 800-foot-long overflow weir to downstream areas. Outletting flow in this manner will preserve the sheet flow conditions along the downstream boundary.

I. Topography

The conceptual land use plan will utilize the existing topographic characteristics of the land. The Project will generally maintain the natural 0.2% slope from the southeast corner to the northwest corner of the Property. Localized changes in the slope will occur within proposed local streets where necessary for drainage and sewer collection purposes. No slopes greater than 15% are anticipated on the Property.

J. Post Development Hydrology

1. Offsite

A master drainage plan will be submitted during the platting process. Most of the Property is subject to shallow sheet flow with flooding depths of 0.5 to 1.0 feet, which are mapped as Zone X (shaded) or Zone AO-1 (depths of 1-1.5 feet). Offsite flows reaching the Property will require the construction of interceptor channels to collect flow and convey it to the downstream Property boundary. To mitigate offsite flows, water will be collected along the south, east and north Property boundaries within drainage features/open space areas and conveyed through the Property or along its boundaries to the northwest Property corner. *Exhibit III.J: Post Development Hydrology* depicts the storm water control features for mitigation of offsite and onsite drainage impacts. The function of these channels is described below.

a. South

Approximately 460 cfs reaches Marana Road and continues north onto the Ranch House Property. Prior to reaching Marana Road, these flows emanate from the property located due south (Wentz 154) of the Ranch House Project and will be intercepted along the Wentz 154 eastern boundary via a gunite-lined trapezoidal channel and conveyed north to Marana Road. (See *Exhibit III.J.*) Flows will then be conveyed west to Wentz Road where they will be routed thru 2-cell 3-foot x 10-foot reinforced concrete box culverts ("RCBC") to the northeast corner of the Marana/Wentz intersection. From here, flows will be conveyed north along the east side of Wentz Road via a gunite-lined trapezoidal channel to the Sagebrush Road alignment. At this point, flows will cross Sagebrush Road via 2-cell 3-foot x 10-foot RCBCs and discharge into a gunite-lined trapezoidal channel, which will be taking stormwater from the east. The channel will be upsized at this location to accommodate flows from both directions.

b. East

Storm flows reaching the east Property boundary originate from the south and east. Flows cross Marana Road at the Uptown at Marana project's southern boundary. Due to agricultural conditions, these flows spread out and sheet flow west until they reach the Property's east boundary (Sanders Road alignment). Flows reaching the east boundary are depicted on *Exhibit III.J* as concentration points ("CP") 3 & 4, respectively.

Peak flows reaching CP 3 will be intercepted by a gunite-lined trapezoidal channel and conveyed north along the east side of an improved Sanders Road right-of way until they reach the Sagebrush Road alignment. Flows will cross under Sanders Road and Sagebrush Road via 3-cell 4-foot x 10-foot RCBCs and will be picked up by a gunite-lined trapezoidal channel and routed west along the north side of the Sagebrush Road alignment to the Wentz/Sagebrush

intersection. At this point, the channel will be upsized to accommodate flows coming from the south, as discussed above. Storm discharges reaching the Wentz/Sagebrush intersection will be conveyed under Kirby Hughes Road via 4-cell 6-foot x 10-foot RCBCs and discharged into Retention Basin B. Retention Basin B is designed to contain onsite storm flows for the 10- and 100-year, 1-hour storm events.

Peak flows reaching CP 4 will be intercepted by a gunite-lined trapezoidal channel and conveyed north along the east side of an improved Sanders Road right-of way until they reach the I-10 Frontage Road. At this location, water will be routed via 2-cell 4-foot x 10-foot RCBCs under Sanders Road and into a gunite-lined trapezoidal channel, which will route storm flows northwest along the west side of the I-10 Frontage Road to Retention Basin A. Retention Basin A is designed to contain storm flows for the 10- and 100-year, 1-hr storm event. Flows in excess of this will weir out along its west boundary. Water overtopping the weir for Retention Basin A will be directed into a gunite-lined trapezoidal channel and conveyed northwest along the southwest side of the I-10 Frontage Road to the Hardin Road/I-10 Frontage Road intersection.

c. *Northeast*

Flows reaching CP 5 and 6 originate from east of I-10 and are conveyed under the I-10 freeway via existing 4-cell 4-foot x 10-foot RCBCs. Flows eventually cross the northeast boundary of Ranch House. Stormwater from these existing culverts will be intercepted by the channel and conveyed northwest along the southwest side of the I-10 Frontage Road to the Hardin/I-10 Frontage Road intersection. From here, flows are conveyed west along the south side of Hardin to Retention Basin B.

2. Onsite

The Property will be mass graded and left undeveloped with the exception of drainage infrastructure. The Property will be graded to match existing conditions as much as possible (i.e., gentle slope from southeast to northwest) with storm water sheet flowing to the northwest corner of each catchment. The overall Property was delineated into 3 separate watersheds and the 10- and 100-year peak discharge for each was calculated. *Exhibit III.J* reflects proposed conditions onsite drainage patterns as well as proposed improvements of handling offsite stormwater.

Watershed A will be graded to sheet flow from southeast to northwest. Flows will be intercepted by channels designed along Wentz Road and the Sagebrush Road alignment to convey offsite flows to the northwest corner of the Property. Storm water from Watershed A will ultimately be combined with flows from Watershed C and retained within Retention Basin B. The total estimated 10- and 100-year peak discharges reaching Concentration Point 10 are approximately 147 cfs and 451 cfs, respectively.

Watershed B will be graded to sheet flow from southeast to northwest. Flows will be intercepted by and retained within Retention Basin C. The total estimated 10- and 100-year peak discharges reaching Concentration Point 20 are approximately 150 cfs and 457 cfs, respectively.

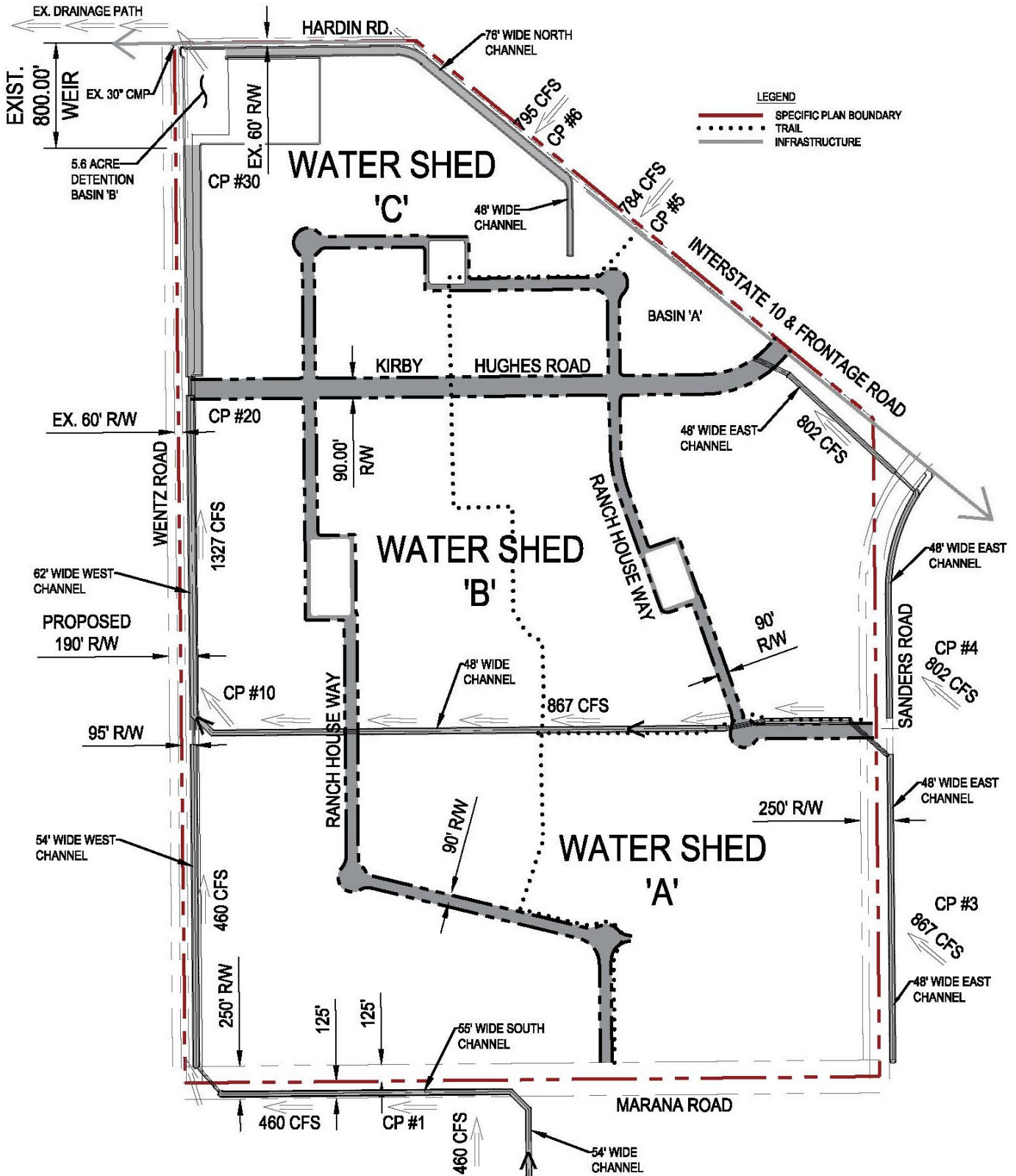
Watershed C will be graded to sheet flow from southeast to northwest. Flows will be intercepted by and retained within Retention Basin B. The total estimated 10 and 100-year peak discharges reaching Concentration Point 30 are approximately 84 cfs and 266 cfs respectively.

Onsite flows from Watersheds A and C will be combined and retained within Retention Basin B located in the northwest corner of the site. The high flow outlet from this basin will be an 800-foot section of Wentz Road just south of its intersection with Hardin Road. The weir will discharge offsite stormwater into an existing 30-inch diameter corrugated metal pipe (“CMP”). When the capacity of this pipe is exceeded, stormwater will overtop Wentz Road and continue west via a series of tailwater pipes, channels and CMID irrigation ditches.

All building finish floor elevations will be designed to a minimum of 1 foot above post-Project 100-year flood elevations. The channel system described above will mitigate sheet flooding on the Property. A CLOMR will be prepared and submitted to FEMA in conjunction with the subdivision platting process. A LOMR shall be applied for after relevant grading and drainage infrastructure has been as-built certified. The LOMR shall be effective prior to the release of building permits. The AO-1 flood zone requirements shall be in effect until the LOMR has become effective.

Onsite-generated stormwater will be conveyed to the onsite retention/detention areas via the interior street network by a series of storm drains and sidewalk scuppers, which will be designed during the subdivision platting process. Onsite stormwater conveyance will adhere to current Town development standards, FEMA requirements and applicable basin management plans.

A stormwater pollution prevention plan (“SWPPP”) submitted to the Town will be required prior to the issuance of grading permits for the future development of the Property.



DEVELOPMENT PLAN
EXHIBIT III.J: POST DEVELOPMENT HYDROLOGY CONCEPT PLAN



K. Environmental Resources

Due to its previous use as an agricultural field, the Property has been completely graded. There are no significant environmental resources on the Property. A Phase I environmental report was completed by CMT Engineering, dated October 26, 2021. No hazardous material was found onsite. An updated Phase I Environmental Assessment report must be submitted to the Town and is valid for 180 days prior to the dedication of any future easement or right-of-way to the Town and must document the status of the former Kirby Farms Airstrip site west of Wentz Road.

L. Landscape Concept

Ranch House's overall landscape theme is to tie the Project to the Town's agricultural and ranching heritage and strengthen its position as a gateway to the Marana Town Center. A soft transition between urban development and adjacent rural areas is achieved through the provision of perimeter buffers, which may incorporate open space and multi-use trails. The buffers will be designed in an attractive manner using informal groupings of shrubs and trees or, where appropriate, by planting trees in an orchard grid arrangement.

Another objective of the Ranch House landscape design is to enhance the pedestrian character and climate of the community by introducing the concept of landscaped pedestrian linkages and gathering places. Landscaped trails within the rights-of-way of arterial and collector roads will facilitate access to parks throughout the Property.

The landscape concept includes the utilization of a combination of both drought-resistant plants ("xeriscape" plants) and lush vegetated areas throughout Ranch House. Landscape themes are used to create both a shady and green appearance to counter hot and arid conditions of the community's summer climate. Such themes will be incorporated into design of open space and recreation areas, as well as streetscapes, plazas and pedestrian nodes.

All landscaping and bufferyards within Ranch House will be provided in accordance with the requirements of the Marana Town Code ("MTC").

M. Open Space, Recreation, Parks and Trails Concept

The key focus for designers of Ranch House is to create an environment that fosters social interaction and neighborhood connectivity, that is highly connected and promotes smaller intimate neighborhoods, and where parents feel safe allowing their children to play and visit friends. Ranch House is a place where trails are abundant and parks are available close to everyone with residential eyes on the parks. In addition, the community's focal point, The Ranch House, will serve as the central hub where the community can come together to connect with neighbors, friends and family.

There will be multiple pocket parks located along Ranch House Way throughout the Specific Plan. Circulation surrounding the parks has been intentionally designed to make them the focal point of the individual neighborhoods. These areas will be pedestrian-oriented, accessible via sidewalks and neighborhood trails. One-way streets will slow vehicular traffic around the park. Each park will include a variety of amenities, such as landscaping, benches and linkage opportunities and will be constructed in accordance with MTC 17-5-3(B)(12), which sets forth the minimum recreational areas. The Specific Plan will also comply with the Recreation Manual, which will be used as a guide to comply with Town Code. Required park areas may be combined to form larger park spaces that offer active recreational amenities such as ball fields.

A large community park will be constructed adjacent to the I-10 Frontage Road and Sanders Road. The minimum size of the community park is 20 acres, and it will provide active and passive recreation opportunities, including picnic areas, ramadas, grills, soccer/football fields, baseball/softball fields and basketball courts. This park will be dedicated to the Town. The park will be accessible by car from Sanders Road and the I-10 Frontage Road with approval from Arizona Department of Transportation ("ADOT"). Pedestrian and bicycle access will be provided via the community and neighborhood trails located throughout Ranch House. The design of the park will be subject to a Parks Master Plan acceptable to the Town.

Linear open space connects the community park in the northeast corner of the Property to Marana Road on the south. Within this open space, there is a multi-use path from which the neighborhood trails will branch off. These trails will be privately owned and maintained. Community trails are proposed within the right-of-way of Ranch House Way and possibly Marana Road. As this area of Marana continues to develop, these trails will provide open space continuity throughout Northwest Marana and the regional trail system. The RHCA will be established to provide long-term maintenance of privately owned recreation facilities, trails and other common areas.

The exact size, location and configuration of all parks, recreation and trail system improvements will be defined at time of platting.

See Exhibit III.M: Open Space Concept Plan.



EXHIBIT III.M: OPEN SPACE CONCEPT PLAN



N. Cultural Resources

No areas of significance were found during a partial survey of the Property conducted in 1983. Because the entire Property has not been surveyed, prior to any onsite disturbance, a field survey over the entire Property will be conducted. Specifically, a cultural resource Class III (field survey) report for the Property must be reviewed and approved prior to the issuance of a grading permit. The survey must also be less than 10 years old at the time of review and approval. If the Project has a federal nexus, then the cultural report must be reviewed by the State Historic Preservation Office (SHPO).

In addition, any recommended testing and mitigation measures will be completed before Property disturbance. In the event that significant archeological objects, any human remains, or funerary objects are uncovered during construction work, all work will be stopped in the area of the discovery and the Director of the Arizona State Museum will be immediately notified of the discovery in accordance with A.RS 41-865. Action must then be taken to prevent further disturbance of such remains. The Director of the Arizona State Museum will have ten working days to respond to any request to proceed with ground- disturbing activities. If any artifacts are found, the Master Developer will work with the Arizona State Museum to incorporate them into the development, if possible.

O. Viewsheds

The Property is relatively flat with no significant topographical features. This allows neighbors to see directly onto the Property and far distances. Immediate adjacent viewsheds currently experienced by surrounding properties, may be impacted by proposed development, especially for the neighbors along Wentz Road. However, neighbors along Wentz Road will still enjoy the distant views of the surrounding mountain ranges.

The areas of the property with the highest visibility from adjacent offsite locations are located on the perimeter of the Property, specifically the portion of the Property adjacent to the I-10 Frontage Road and Wentz Road. Landscaped buffers established along the perimeter of the Property and along major arterials within the rights-of-way help to mitigate the impact of the Project on the neighboring properties.

P. Infrastructure, Public Services and Utilities

This section describes the type of infrastructure, public services and utilities that the development requires. The phasing of the implementation of these services is discussed in Section V.C: Phasing. All infrastructure will be constructed in accordance with the build-out schedule.

1. Sewers

The first component of a regional sewer system has been installed along Marana Road at the southern boundary of the Property. An additional component of the regional system is planned to be located along the Sagebrush alignment.

Marana Utility Department is currently in design for a 27-inch sewer line from Clark Farms to the Sagebrush alignment along Sanders Road. The 27-inch line will follow the Sagebrush alignment west through the Project. Ranch House will utilize gravity and force mains to convey onsite wastewater to the 27-inch main.

2. Schools

As shown on *Exhibit II.C.9.a: Recreation and Schools*, the Property is located within the Marana Unified School District (“MUSD”). There are no schools located within a one-mile radius of the Property. The following schools within MUSD are expected to serve the proposed development until new schools become available: Another Chance at Education (ACE), Estes Elementary School, Marana Career - Technical High School, Marana Middle School, Marana High School and Roadrunner Elementary School.

It is anticipated that this Project will generate approximately 3,500 residential units if fully developed at the target residential densities. MUSD provided the following multipliers to use for student enrollment projections (MUSD multipliers do not distinguish between different housing projects):

- Elementary: 0.25 students per home (0.25 x 3,500) = 875 students
- Junior High & High School: 0.10 students per home (0.10 x 3,500) = 350 students

Onsite development will impact school capacity. The Master Developer has agreed to a \$1,200 per dwelling unit voluntary school fee.

3. Fire/Emergency Vehicle Service

The Property is within the Northwest Fire District with the exception of the two church properties and the Commercial parcel at the southeast corner of the Property, which have not yet been annexed into the fire service district.

Northwest Fire District Station 336, located approximately 1.4 miles southeast of the Property at 13475 North Marana Main Street, is the nearest fire station.

Prior to a certificate of occupancy being issued for any dwelling unit located within the parcels not currently within a fire service district, the owner shall have completed or shall provide evidence to the Town's satisfaction that the Property has been annexed into a fire district or otherwise provide for fire protection service, as accepted by the Town.

See Exhibit II.C.9.b (3): Fire Service.

4. Water Service

The Town Water Department will provide water service to this Project.

Two new water systems will need to be designed to serve this Property. The first is a domestic or potable water system that may require a pumping station and a water storage tank adequately sized to meet all fire and daily use demands, per the water modeling completed by the Town's Utility Department.

Any water to be used for irrigation purposes within landscaped open areas, recreation sites and public facilities shall be coordinated with CMID. The Master Developer will explore the option of providing lakes and basins on the Property which could also be used for non-potable water. Connections to individual residential lots may also be installed, although there are no meter requirements for these connections. CMID has the surface water rights to be used for this type of system. At least one properly sized basin will be required onsite to serve the irrigation system. Coordination for the irrigation system will be handled through the CMID.

5. Private Utilities

a. Natural Gas

Southwest Gas Corporation will provide natural gas service. There is an existing Southwest Gas line adjacent to Sagebrush Road within the Property and an El Paso Natural Gas line on the east side of Hardin Road along the 1-10 Frontage Road, which will require special design consideration when improvements are made to Hardin. Additionally, there is a plastic distribution gas main within the right-of-way of Wentz Road between Price Lane and Marana Road.

b. Communications

Telephone service and line installation is available in this area through Century Link.

Comcast Cable will provide cable services and installation to the Property.

c. Electricity

Electric services will be provided by Tucson Electric Power Company.

6. Cortaro-Marana Irrigation District

Irrigation water flows westerly onsite along the current roadways bisecting the Property in open-air concrete-lined “V” ditch canals. The interior irrigation ditches are in use and currently under the control of Cortaro-Marana Irrigation District (“CMID”).

In order for the water to continue to pass through the Property to serve those lands to the west and north, all existing ditches will be piped underground or will be addressed by other agreement with CMID and the Town. The Town has existing requirements to underground these irrigation ditches that are independent of any CMID requirement. Any improvements made to the existing irrigation canals will be the result of the Master Developer working closely with CMID and the Town to ensure all parties’ needs are met and that all improvements comply with Town and CMID standards.

IV. DEVELOPMENT & DESIGN GUIDELINES

A. Purpose and Intent

These regulations serve as the primary mechanism for implementation of the Specific Plan. The Specific Plan Development & Design Guidelines establish the intensity and character of the development by prescribing site-specific development standards and design guidelines that are tailored to the unique qualities of the Project. The regulations contained within this section provide an appropriate amount of flexibility to anticipate future needs and to achieve compatibility with surrounding land uses.

The purpose of these guidelines is to encourage creativity and a high level of design quality. The guidelines foster development that enhances the physical image, identity and value of the community.

B. General Provisions

1. Applicability of the Marana Town Code

If an issue, condition, or situation arises or occurs that is not addressed by this Specific Plan, the applicable portions of the Marana Town Code (“MTC”) that are in place at the time of development shall apply.

2. Building Code

All construction and development within the Specific Plan shall comply with applicable provisions of various codes and regulations adopted by the Town including, but not limited to, building codes, mechanical codes, electrical codes, plumbing codes, and fire codes current at the time of development.

3. Additional Uses

Whenever a use has not been specifically listed as being a permitted use in a particular zone classification within the Specific Plan, it shall be the duty of the Town Zoning Administrator to determine if said use is: (1) consistent with the intent of the zone, and (2) compatible with other listed permitted uses. Any person aggrieved by the determination may appeal that decision to the Board of Adjustment.

C. Development Guidelines

1. Medium-Low Density Residential

a. Permitted Uses

- Single Family Residential Detached
- Parks and Recreation Facilities
- Churches/Houses of Worship
- Group Homes

b. Accessory Uses

- Detached accessory structures, such as tool sheds, patios and cabanas, non-commercial hobby shops, children's playhouses, etc.
- Swimming pools, spas and related structures
- Home occupations
- Guest House

c. Prohibited Uses

- Commercial Uses
- Industrial Uses

d. Development Standards

- Minimum Lot Area: 6,000 square feet
- Minimum Lot Width: None
- Minimum Lot Depth: 90 feet Minimum Lot Setbacks:
 - Front: 20 feet minimum; front setbacks may be reduced in accordance with MTC Section 17-7-8.
 - Side: 5 feet minimum; side setbacks may be reduced in accordance with MTC Section 17-7-8.
 - Street Side: 10 feet minimum
 - Rear: 15 feet; rear setbacks may be reduced in accordance with MTC Section 17-7-8.
- Maximum Building Height: 30 feet
- Minimum Building Separation: 6 feet between primary and secondary buildings; however, the adopted fire code shall take precedence.

2. Medium Density Residential

a. Permitted Uses

- Single Family Residential Detached

- Parks and Recreation Facilities
- Churches/Houses of Worship
- Group Homes

b. Accessory Uses

- Detached accessory structures, such as tool sheds, patios and cabanas, non-commercial hobby shops, children’s playhouses, etc.
- Swimming pools, spas and related structures
- Home occupations
- Guest House

c. Prohibited Uses

- Commercial Uses
- Industrial Uses

d. Development Standards

- Minimum Lot Area: 4,500 square feet
- Minimum Lot Width: None
- Minimum Lot Depth: 75 feet
- Minimum Lot Setbacks:
 - Front: 20 feet minimum; front setbacks may be reduced in accordance with MTC Section 17-7-8.
 - Side: 5 feet minimum; side setbacks may be reduced in accordance with MTC Section 17-7-8.
 - Street Side: 10 feet minimum
 - Rear: 15 feet; rear setbacks may be reduced in accordance with MTC Section 17-7-8.
 - Maximum Building Height: 30 feet
 - Minimum Building Separation: 6 feet between primary and secondary buildings; however, the adopted fire code shall take precedence.

3. Medium-High-Density Residential

a. Permitted Uses

- Single-Family Residential (Attached or Detached)
- Parks and Recreation Facilities
- Churches/Houses of Worship
- Group Homes

b. Accessory Uses

- Detached accessory structures, such as tool sheds, patios and cabanas, non-commercial hobby shops, children’s playhouses, etc.
- Swimming pools, spas and related structures
- Home occupations

c. Prohibited Uses

- Commercial Uses
- Industrial Uses

d. Development Standards

The following development standards apply to both attached & detached dwelling units:

- Minimum Lot Area: 3,500 square feet, provided:
 - A maximum of 384 units (or 12% of the total 3,200 units within the Specific Plan) are permitted on 3,500 square-foot lots, and
 - The remainder of the lots must measure 4,500 square feet or greater.
- Minimum Lot Width: None
- Minimum Lot Depth: None
- Minimum Site Setbacks:
 - Front: 20 feet minimum; front setbacks may be reduced in accordance with MTC Section 17-7-8.
 - Street: 10 feet minimum
 - Side: 5 feet minimum; side setbacks may be reduced in accordance with MTC Section 17-7-8.
 - Rear: 10 feet; rear setbacks may be reduced in accordance with MTC Section 17-7-8
 - Minimum setback for second story elements: 15 feet (20 feet for front-facing garage)
- Maximum Building Height: 30 feet
- Minimum Building Separation: 6 feet between primary and accessory buildings; however, the adopted fire code shall take precedence.

4. Commercial*a. Permitted Uses*

- Apparel stores
- Appliance stores

- Automobile service stations
- Bakery
- Banks and financial institutions
- Barber and beauty shops
- Bicycle shops
- Blueprinting or photocopying Book and stationery store Childcare institutions Churches/Houses of Worship Furniture stores
- Convenience stores
- Drive-through facilities for banks, financial institutions, restaurants and other similar uses
- General offices: real estate, data processing, executive suites, photographic services, travel agents, research services, administrative offices, etc.
- Group homes
- Hardware stores
- Laundromat and dry-cleaning services
- Medical and dental offices, including laboratories and clinics
- Multi-Family Residential
- Parks and Recreation Facilities
- Professional offices: law, architectural, engineering, planning, business management, consulting, travel agency, financial services, etc.
- Public Facilities
- Restaurants (excluding drive-thrus)
- Single-Family Residential (attached & detached)
- Supermarkets
- Tailor shop
- Veterinary clinics

b. Prohibited Uses

- No single user over 60,000 square feet
- Automobile paint, body, brake and tire shops
- Car washes
- Contractors' yards
- Heavy equipment sales or lease
- Manufacturing

- Storage uses

c. *Development Standards*

(1) Non-residential

- Minimum Lot Setbacks:
 - Front: 30 feet
 - Side: 20 feet
 - Rear: 20 feet
- Building Setback Reduction: Building setback requirements may be reduced 15% when any of the following conditions are met:
 - Landscape requirements are increased by 50%.
 - Parking is located in the rear of building(s).
 - Customer and pedestrian sitting areas are provided.
- Maximum Building Height: 30 feet
- Maximum Lot Coverage: 35 percent
- Parking: Per MTC.

(2) Residential

- Single-Family Residential (attached & detached): see MHDR Development Standards.
- Multi-Family Residential (up to 14 RAC permitted): see Commercial Non-Residential Development Standards.

5. Design Criteria

The Specific Plan will be developed in compliance with the Town's Residential Design Standards (MTC Section 17-7) and Multi-Family, Commercial and Industrial Design Standards (MTC Section 17-8).

6. Circulation

a. *Minimum Roadway Development Standards*

All roadways within Ranch House will be built to current Town Standards.

Proposed streets within Ranch House are a mixture of collector and local subdivision streets. The new Ranch House Way is the spine road providing access to the entire Property. It will be designed as a collector road with a 90-foot right-of-way and will provide internal access to parks and local streets within the Specific Plan and external access to Marana Road and Sanders Road.

Other internal streets will be classified as local streets, which provide access to individual residences. Local streets are designed to handle 1000 average trips

per day. Local residential streets within Ranch House will utilize the Typical Roadway Local Street Section included in the Town's Subdivision Street Standards Manual.

Marana Road and Sanders Road are classified as arterial roadways. The Specific Plan is proposing a 250-foot right-of-way for Marana Road and a 250-foot right-of-way for Sanders Road. Both rights-of-way include multi-use lanes and sidewalks within generous landscape buffers to promote alternative forms of transportation. The landscape buffers within the rights-of-way will also be used for retention/detention facilities.

b. Traffic Calming Techniques

Traffic calming techniques, including, but not limited to, varying street widths, parks with one-way streets and a mixed use of paving materials will be utilized in Ranch House, subject to approval by the Town.

c. Drainage

Interior collector roads and the perimeter roads will implement a storm drain system at the time of roadway improvements, where applicable.

7. Streetscape

- (a) A minimum 20-foot landscaped buffer shall be provided along arterial roads with a 10-foot landscape buffer provided along collector roads.
- (b) Medians shall be landscaped.
- (c) Open space relief is encouraged at the end of cul-de-sacs.
- (d) Landscaped curbs separating curbs and sidewalks will be provided in accordance with the Town's Residential Design Standards to enhance community identity and encourage pedestrian activity.
- (e) Use of front porches or front-facing terraces is encouraged, as they promote neighborhood interaction and provide a people-oriented streetscape.
- (f) Low open-type fencing or landscape barriers should be used in areas where vehicular or pedestrian access is discouraged.

8. Landscaping

- (a) Informal groups of shade trees shall be planted next to structures within recreation and open space common areas, school bus and transit stops, near mailbox areas and along multi-use trails.
- (b) A minimum tree size of 15 gallons shall be required for street and parking lot trees. Along spine roads, 20% of the trees shall be 24 gallons in size or greater. Shrubs must be a minimum of 1 gallon.
- (c) Trees that produce large canopies and provide shade are especially encouraged.
- (d) Landscaping should be used to provide thematic and visual continuity at major arterial street intersections, with tree plantings located in a manner to provide

accent, consistency and definition to the street intersection.

- (e) Landscaping in perimeter bufferyards shall include indigenous plants, wildflowers and scattered groupings of trees and understory. In some areas, the use of orchard trees in a grid pattern may be appropriate for use as a buffer.
- (f) Any undeveloped remnant space within each of the planning areas must be landscaped or used as park space.
- (g) All orchard areas shall consist of a single species of trees and shall contain a minimum of 20 trees that are 15-gallon size or larger.
- (h) All planter areas within parking lots shall be provided with trees at the rate of not less than one tree per four parking stalls. Diamond-shaped planter islands are acceptable in parking areas for commercial and recreational uses.
- (i) New development adjacent to agricultural or rural residential uses will provide a minimum 20-foot landscaped, open space buffer.
- (j) Long, unbroken expanses of high, solid walls or fencing are prohibited.
- (k) A master landscape plan shall be submitted with every new development project within Ranch House.
- (l) Landscape lighting should be low level and recessed to shield the source of the light. Shrubs must be used to conceal landscape lighting fixtures.

9. Recreation and Open Space

All recreational areas and facilities within Ranch House will be provided in compliance with Town standards, including Recreational Area Plan requirements.

a. Community Park

The Specific Plan proposes a large community park along the 1-10 Frontage Road. This 20-acre park will be dedicated to the Town, and it have a service area of approximately 1 mile. The park will provide both active and passive recreation opportunities to the residents of the Ranch House community and the surrounding areas. It will include multi-use fields, baseball/softball fields, playground equipment, picnic areas and grassy areas to be enjoyed by the public. Recreational facilities dedicated to the Town will be constructed to Town standards in place at time of development.

b. Pocket Parks

Pocket parks will provide common open space within individual subdivisions, becoming the focal point of each neighborhood. The size of these parks will vary as they are based on the number of residences within the subdivision. They will be privately owned and maintained by the RHCA.

c. Linear Open Space

A large linear open space area extends from the community park to Marana Road. The width of the open space will vary throughout its length, but it will have a minimum width of 30 feet. Attractive landscaping will be present

throughout this area, providing residents with an aesthetically pleasing open space amenity. This area will be owned and maintained by the Community Association for use by all residents within the Ranch House development.

d. Community Trail System

A community trail system will be established throughout Ranch House. It is a two-tier trail system (community trails and neighborhood trails) that incorporates pedestrian and multi-use paths to provide connectivity to the proposed community park, the pocket parks, the linear open space and the individual subdivisions.

The community public trails, to be dedicated to the Town, are planned to be constructed along Ranch House Way, within the linear open space extending from Marana Road to the community park and possibly Marana Road. These trails create a spine trail system that the neighborhood trails feed into and ultimately provide access to the entire Property. Multi-use paths will be constructed within the rights-of-way. Access to the community trails will be provided from the neighborhood trails and the local streets within Ranch House.

The neighborhood trails are smaller, more community-oriented trails providing the critical link between the subdivisions and community trails within the Ranch House area. These trails are meant to be used by the residents of Ranch House, whereas the community trails are for the public. Access to the neighborhood trails will be within the individual subdivisions and along the community trails. The neighborhood trails may or may not also be multi-use trails.

The Ranch House trail system will be constructed in compliance with the Town's Parks and Recreation Master Plan 2020-2030.

(1) Community Trails

- 30-foot average width trail with 8-foot minimum paved multi-use path and 2-foot clear space on both sides of the multi-use path placed along all arterial and residential collector roads within the right-of-way.
- Must provide access to all public open spaces, schools and community facilities within Ranch House development.
- Access points will be located at all street intersections and at a maximum of every 0.5 mile.
- Lighting at all street entrances to the trail.
- Benches will be placed along trails at a minimum of every 0.5 miles.
- Trails will be landscaped with native and drought tolerant vegetation.
- Accent plants will be placed outside of any pedestrian areas including the 2-foot clear space.

(2) Neighborhood Trails

- 20-foot average width trail corridor with a recommended 5- to-8-foot minimum compacted and stabilized decomposed granite (“DG”) multi-use path.
- Must provide access to the community trails and subdivisions within Ranch House.
- Security lighting at trail access points and where appropriate along the trail
- Trails will be landscaped with native and drought tolerant vegetation.
- 2 shade trees per 100 feet with appropriate ground cover or landscape treatment.

10. Entry Features

Ranch House contains a series of entry features with an integrated design of landscape, hardscape, monumentation and signage. Entry features aid in defining the community’s character and present an introduction to the development.

Entry features shall comply with Town sight visibility triangle requirements.

a. Primary Entry Monumentation

The primary entry features with monumentation will serve as a gateway into Ranch House. The monument, seen from a distance, provides the backdrop for the Project name and logo. It signifies arrival and establishes the theme of the development. The primary entry features for Ranch House, including walls, signs, landscaping and pavement treatments, will be designed and installed by the Master Developer. Project entry monuments for Ranch House will be located at Sanders Road/Ranch House Way and Marana Road/Ranch House Way.

b. Secondary Entry Monumentation

Secondary entry features identify the entrances into the individual neighborhoods within Ranch House. Each entry into a subdivision shall be uniquely designed with common elements that bind the entire Ranch House community together. Secondary entry features will be constructed by the developers of each subdivision with approval by the Master Developer.

c. Commercial Entry Monumentation

Monuments identifying commercial centers shall be designed using common elements found in the primary and secondary entry features within Ranch House. The Master Developer shall approve all commercial entry features.

11. Signage

All signage shall comply with MTC Section 17-10.

12. Public Art

The Master Developer will incorporate public artwork into the Specific Plan in compliance with Town Council Resolution No. 2021-126 to beautify the community and provide a unique identity for Ranch House. The following guidelines shall apply:

- Public artwork shall be incorporated into the design of community gathering areas, parks and commercial plazas. Streetscape elements, such as community entry features, bus shelters and traffic circles, should also feature artwork in their design.
- Adjacent property owners are encouraged to develop shared artwork, especially within common areas.
- Artwork shall be composed of durable, weather-resistant materials.
- Artwork shall be located so that it is reasonably visible to the public from a major road, open space area or building entrance.
- Maintenance of artwork is the responsibility of the property owner.

V. IMPLEMENTATION & ADMINISTRATION

A. Administration & Interpretation

The Specific Plan shall be administered by the Town's Zoning Administrator, and all implementation decisions shall be based on the purpose of the Specific Plan. If a conflict arises between the Specific Plan and the Marana Town Code ("MTC"), the Specific Plan shall control. If the Specific Plan is silent on any issue, and the MTC is consulted, the purpose and intent of the Specific Plan shall control the Zoning Administrator's decision whether and how to apply the MTC. Appeals of any Zoning Administrator interpretation of this Specific Plan may be made to the Board of Adjustment within 15 days of the date of the interpretation. The Specific Plan will not result in the modification or change of any existing Town-adopted building codes.

B. Implementation Responsibilities

The three entities responsible for the implementation of improvements within the Specific Plan are the Master Developer, the Builder and the RHCA.

The Master Developer is the entity responsible for ensuring the basic infrastructure facilities, including sewer, water and roads, are planned and constructed to serve the development areas within the Specific Plan in a timely and coordinated manner. They will also build the public open space, which will be dedicated to the Town, and the private open space which will be turned over to the RHCA.

At any time, the Master Developer may relinquish its rights and assign any or all rights to one or more Builders. The Builder is the purchaser of a development area, or portions of a development area and is responsible for building or providing for building within their area(s) of ownership.

The RHCA is the entity responsible for the maintenance and management of all shared private common areas that are not dedicated to the Town. In addition, the RHCA will enforce the Master CC&Rs placed on the properties.

C. Phasing

It is envisioned that this Project will be developed as a cohesive development, achieved in phases, with an estimated build-out period of 25 years. The development will likely consist of 4 phases, as illustrated in *Exhibit V.C: Phasing Schedule* and described below:

The total number of residences within the Specific Plan will not exceed 3,500 (up to 3,200 residential lots, plus up to 300 MFR units). The number of residential lots to be built in each phase will be determined at time of platting. The public and private open space areas will be constructed on a proportionate basis in accordance with the amount of land being developed. In general, development will progress from east to west, and south to north with the areas adjacent to Wentz and Hardin Roads the last to develop.

1. Phase 1

Residential development will begin with planning areas 2 and 3, and the beginning phases of the spine infrastructure will be installed, including:

- Ranch House Way, which will provide access to the entire Property, will be constructed westerly from Sanders Road and north from Marana Road to serve planning areas 2 and 3.
- Sanders Road will be extended from Marana Road to I-10 Eastbound Frontage Road.
- Traffic signals should be installed at the Ranch House Way/Marana Road intersection and at the Sanders Road/Marana Road intersection.
- Construction of water and sewer systems will also take place during this time.

2. Phase 2

- Residential development will continue in planning areas 4, 5 and 6.
- Ranch House Way will be extended from Marana Road to Kirby Hughes Road.

3. Phase 3

- Residential development includes planning areas 7 and 8.
- Ranch House Way will be extended from Sanders Road to Kirby Hughes Road.
- The intersection of I-10 Eastbound Frontage Road/Kirby Hughes Road will be reconstructed such that Kirby Hughes Road will align perpendicularly to the Frontage Road.

4. Phase 4

- The final phase includes construction of residential planning areas 9-13, north of Kirby Hughes Road and commercial planning area 1.

- The portion of Ranch House Way north of Kirby Hughes Road will be constructed.

The purpose of the phasing plan is to relate infrastructure requirements to proposed development. Although the sequence is implied, development of phases may occur in a different order or concurrently, at the discretion of the Master Developer, as long as the related infrastructure is adequately in place. Changes in the phasing order may occur due to unforeseen factors affecting development. Flexibility is needed within the Specific Plan to address these changing needs while still maintaining a timely development. Infrastructure such as roads, sewer, water and grading will be constructed and extended in accordance with the build-out of the Project.

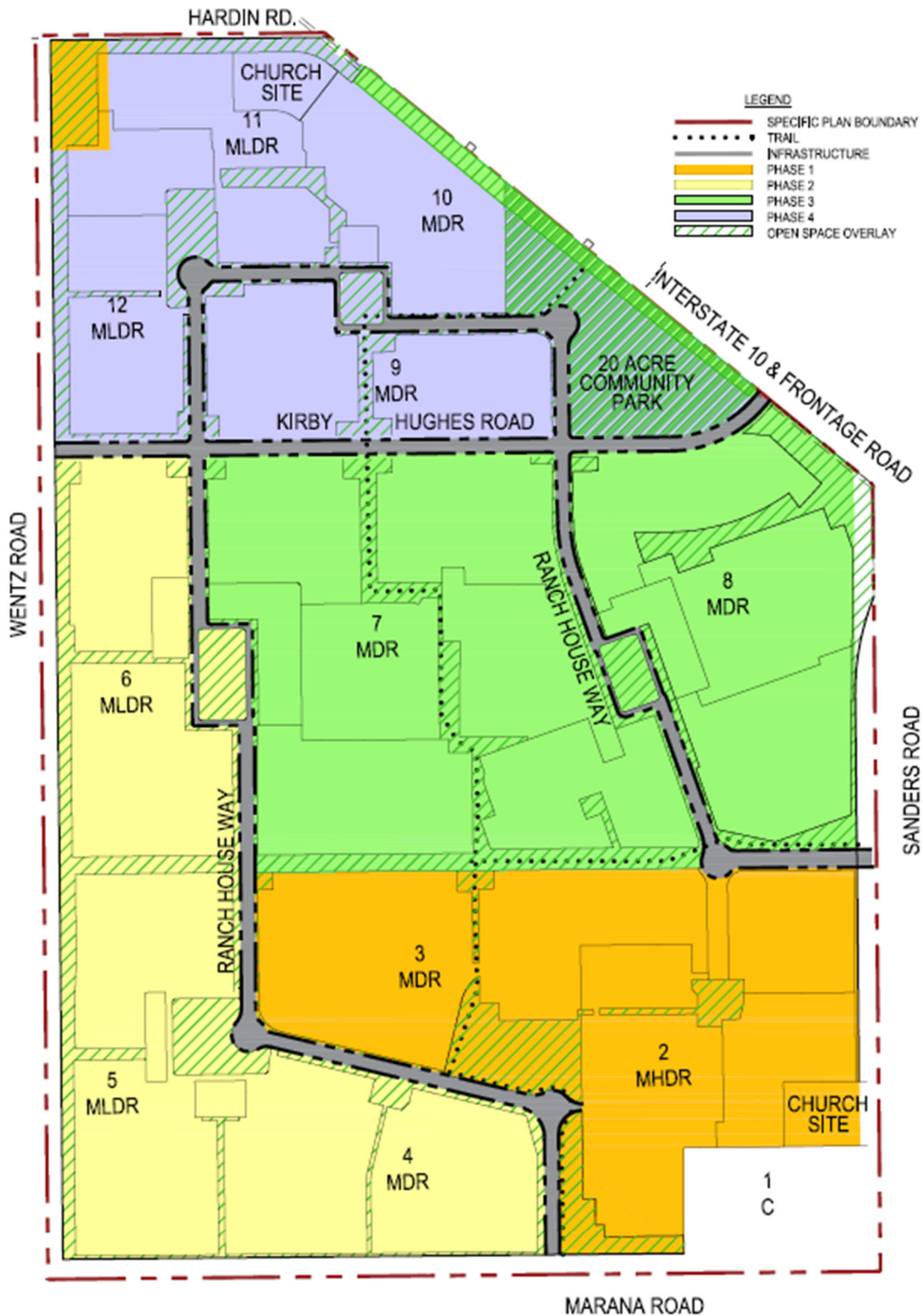


EXHIBIT V.C: PHASING SCHEDULE



D. Amendments

Amendments to the Specific Plans are categorized as either administrative amendments or substantial amendments. Administrative amendments are approved by the Zoning Administrator after written application is made. Substantial amendments are approved through the rezoning process set forth in MTC Section 17-3-1.

1. Zoning Administrator

The Zoning Administrator shall determine whether a proposed specific plan amendment is administrative or substantial.

2. Administrative Amendments

Categories of administrative amendments include, but are not limited to:

- a. The addition of new information to the specific plan maps or text that does not change the effect of any regulations or guidelines.
- b. Changes to infrastructure, such as drainage and utilities, which do not change the overall intent of the specific plan or increase the development capacity in the specific plan area.
- c. Changes in the land use designation boundary, division of plan areas or combinations of areas.
- d. Minor modifications or adjustments to intrusions, encroachments, easements, rights-of-way, or open spaces, so long as the modifications do not conflict with the overall intent of the specific plan.
- e. The addition of a use that is materially similar to a listed use, as determined by the Zoning Administrator pursuant to the process set forth in MTC Section 17-4-2(C).

Legal Description

EXHIBIT A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY Pima, STATE OF Arizona, AND IS DESCRIBED AS FOLLOWS:

Parcel A:

Section 17 and the North half of Section 20, Township 11 South, Range 11 East, Gila and Salt River Base and Meridian, Pima County, Arizona.

EXCEPT THEREFROM Parcels 1, 2, 3, 4 and 5, more particularly described as follows:

Parcel 1: (Northeast of I-10)

That portion of the North half of Section 17, Township 11 South, Range 11 East, Gila and Salt River Base and Meridian, Pima County, Arizona, lying Northeasterly of the Southwesterly right-of-way line of Casa Grande-Tucson Highway (Interstate 10);

Parcel 2: (Northern Church parcel)

That portion of the Northwest quarter of Section 17, Township 11 South, Range 11 East, Gila and Salt River Base and Meridian, Pima County, Arizona, described as follows:

COMMENCING at the Northwest corner of said Section 17;

THENCE North 89 degrees 24 minutes 46 seconds East, along the North line of said Section 17, a distance of 1252.82 feet;

THENCE at a right angle, South 00 degrees 35 minutes 14 seconds East, a distance of 120.00 feet to the TRUE POINT OF BEGINNING;

THENCE North 89 degrees 24 minutes 46 seconds East, parallel with and 120.00 feet South of said North line of Section 17, a distance of 387.66 feet to the beginning of a curve to the right having a radius of 350.00 feet;

THENCE Easterly along said curve, through a central angle of 40 degrees 06 minutes 14 seconds, an arc distance of 244.98 feet.

THENCE South 50 degrees 29 minutes 00 seconds East, a distance of 69.71 feet;

THENCE South 37 degrees 55 minutes 33 seconds West, a distance of 398.75 feet;

THENCE North 50 degrees 29 minutes 00 seconds West, a distance of 18.98 feet to the beginning of a curve to the left having a radius of 232.75 feet;

THENCE Westerly, along said curve through a central angle of 40 degrees 06 minutes 14 seconds, an arc distance of 162.91 feet;

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THENCE South 89 degrees 24 minutes 46 seconds West, a distance of 253.69 feet;

THENCE North 00 degrees 35 minutes 14 seconds West, a distance of 372.25 feet to the POINT OF BEGINNING.

Parcel 3: (Active Adult Parcel)

Those portions of the South half of Section 17 and the North half of Section 20, Township 11 South, Range 11 East, Gila and Salt River Base and Meridian, Pima County, Arizona., described as follows:

COMMENCING at the East quarter corner of said Section 20;

THENCE North 00 degrees 30 minutes 58 seconds West, along the East line of the Northeast quarter of said Section 20, a distance of 1834.76 feet;

THENCE at a right angle, South 89 degrees 29 minutes 02 seconds West, a distance of 75.00 feet to the POINT OF BEGINNING;

THENCE North 00 degrees 30 minutes 58 seconds West, parallel with and 75.00 feet West of said East line of the Northeast quarter of Section 20, a distance of 801.42 feet to a point on the section line common to said Sections 17 and 20;

THENCE North 00 degrees 37 minutes 24 seconds West, parallel with and 75.00 feet West of the East line of the Southeast quarter of said Section 17, a distance of 174.35 feet;

THENCE North 89 degrees 24 minutes 22 seconds East, a distance of 0.99 foot to the beginning of a curve to the left having a radius of 25.00 feet;

THENCE Northeasterly, along said curve, through a central angle of 90 degrees 01 minutes 46 seconds, an arc distance of 39.28 feet;

THENCE North 00 degrees 37 minutes 24 seconds West, parallel with and 49.00 feet West of said East line of the Southeast quarter of Section 17, a distance of 1017.02 feet to the beginning of a curve to the right having a radius of 1149.00 feet;

THENCE Northeasterly, along said curve, through a central angle of 16 degrees 47 minutes 35 seconds an arc distance of 336.77 feet to a point on said East line of the Southeast quarter of Section 17;

THENCE North 00 degrees 37 minutes 24 seconds West, along said East line, a distance of 821.35 feet to a point on the Southwesterly right-of-way line of Casa Grande-Tucson Highway (Interstate 10);

THENCE North 50 degrees 29 minutes 00 seconds West, along said right-of-way line, a distance of 1154.87 feet to the beginning of a curve to the left having a radius of 25.00 feet;

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THENCE Westerly, along said curve, through a central angle of 90 degrees 00 minutes 00 seconds, an arc distance of 39.27 feet;

THENCE South 39 degrees 31 minutes 00 seconds West, a distance of 141.16 feet to the beginning of a curve to the right having a radius of 1145.00 feet;

THENCE Southwesterly, along said curve, through a central angle of 49 degrees 24 minutes 22 seconds, an arc distance of 987.33 feet to the beginning of a curve to the left having a radius of 25.00 feet;

THENCE Southwesterly, along said curve, through a central angle of 89 degrees 30 minutes 37 seconds, an arc distance of 39.06 feet;

THENCE South 00 degrees 35 minutes 15 seconds East, a distance of 5.04 feet;

THENCE South 89 degrees 24 minutes 45 seconds West, parallel with and 75.00 feet South of the East-West mid-section line of said Section 17, a distance of 742.43 feet to a point on the North-South mid-section line of said Section 17;

THENCE South 89 degrees 26 minutes 14 seconds West, parallel with and 75.00 feet South of said East-West mid-section line, a distance of 248.32 feet;

THENCE South 52 degrees 19 minutes 53 seconds West, a distance of 68.83 feet;

THENCE South 15 degrees 37 minutes 37 seconds West, a distance of 321.41 feet;

THENCE South 27 degrees 43 minutes 42 seconds East, a distance of 405.99 feet;

THENCE South 71 degrees 01 minutes 58 seconds East, a distance of 177.55 feet;

THENCE South 33 degrees 41 minutes 42 seconds East, a distance of 198.63 feet;

THENCE South 06 degrees 07 minutes 58 seconds East, a distance of 79.85 feet;

THENCE South 02 degrees 04 minutes 59 seconds West, a distance of 288.74 feet;

THENCE South 23 degrees 50 minutes 33 seconds East, a distance of 246.64 feet;

THENCE South 48 degrees 36 minutes 23 seconds East, a distance of 265.79 feet;

THENCE South 38 degrees 56 minutes 39 seconds East, a distance of 71.79 feet;

THENCE South 71 degrees 52 minutes 22 seconds West, a distance of 243.51 feet;

THENCE South 22 degrees 53 minutes 14 seconds West, a distance of 342.28 feet;

THENCE South 02 degrees 19 minutes 19 seconds West, a distance of 151.65 feet;

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THENCE South 05 degrees 13 minutes 55 seconds East, a distance of 172.63 feet;
THENCE South 09 degrees 28 minutes 55 seconds West, a distance of 71.11 feet;
THENCE South 31 degrees 45 minutes 51 seconds West, a distance of 81.76 feet;
THENCE South 00 degrees 04 minutes 30 seconds West, a distance of 430.93 feet;
THENCE South 60 degrees 20 minutes 40 seconds East, a distance of 356.88 feet;
THENCE South 88 degrees 40 minutes 47 seconds East, a distance of 1016.16 feet;
THENCE South 79 degrees 18 minutes 05 seconds East, a distance of 374.59 feet;
THENCE North 83 degrees 42 minutes 10 seconds East, a distance of 382.62 feet;
THENCE South 69 degrees 32 minutes 57 seconds East, a distance of 276.54 feet;
THENCE North 83 degrees 16 minutes 26 seconds East, a distance of 261.23 feet to the POINT OF BEGINNING.

Parcel 4: (Southern Church Parcel)

That portion of the Southeast quarter of the Northeast quarter of Section 20, Township 11 South, Range 11 East, Gila and Salt River Base and Meridian, Pima County, Arizona, described as follows:

COMMENCING at the East quarter corner of said Section 20;

THENCE North 00 degrees 30 minutes 58 seconds West, along the East line of said Northeast quarter of Section 20, a distance of 802.25 feet;

THENCE South 89 degrees 27 minutes 32 seconds West, parallel with and 802.25 feet North of the East-West mid-section line of said Section, a distance of 75.00 feet to the TRUE POINT OF BEGINNING;

THENCE continuing South 89 degrees 27 minutes 32 seconds West, a distance of 531.22 feet;

THENCE North 00 degrees 30 minutes 58 seconds West, a distance of 410.00 feet;

THENCE North 89 degrees 27 minutes 32 seconds East, a distance of 531.22 feet;

THENCE South 00 degrees 30 minutes 58 seconds East, parallel with and 75.00 feet West of said East line of the Northeast quarter, a distance of 410.00 feet to the TRUE POINT OF BEGINNING.

Parcel 5: (Commercial Parcel)

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That portion of the Southeast quarter of the Northeast quarter of Section 20, Township 11 South, Range 11 East, Gila and Salt River Base and Meridian, Pima County, Arizona, described as follows:

COMMENCING at the East quarter corner of said Section 20;

THENCE North 00 degrees 30 minutes 58 seconds West, along the East line of said Northeast quarter of said Section 20, a distance of 802.25 feet;

THENCE South 89 degrees 27 minutes 32 seconds West, parallel with and 802.25 feet North of the East-West mid-section line of said Section, a distance of 75.00 feet to the POINT OF BEGINNING;

THENCE continuing South 89 degrees 27 minutes 32 seconds West, a distance of 1165.21 feet;

THENCE South 00 degrees 00 minutes 00 seconds East, a distance of 677.28 feet;

THENCE North 89 degrees 27 minutes 32 seconds East, parallel with and 125.00 feet North of said East-West mid-section line, a distance of 1146.32 feet to the beginning of a curve to the left having a radius of 25.00 feet;

THENCE Northeasterly, along said curve, through a central angle of 89 degrees 58 minutes 30 seconds, an arc distance of 39.26 feet;

THENCE North 00 degrees 30 minutes 58 seconds West, parallel with and 75.00 feet West of said East line of the Northeast quarter of Section 20, a distance of 652.26 feet to the POINT OF BEGINNING.

Parcel B:

A temporary construction easement as set forth in Docket 12585 at page 2405, corrected in Docket 12652 at page 1 and in Docket 12754 at page 3789.

Parcel C: (Active Adult Parcel)

Those portions of the South half of Section 17 and the North half of Section 20, Township 11 South, Range 11 East, Gila and Salt River Base and Meridian, Pima County, Arizona, described as follows:

COMMENCING at the East quarter corner of said Section 20;

THENCE North 00 degrees 30 minutes 58 seconds West, along the East line of the Northeast quarter of said Section 20, a distance of 1834.76 feet;

THENCE, at a right angle, South 89 degrees 29 minutes 02 seconds West, 75.00 feet to the POINT OF BEGINNING;

THENCE North 00 degrees 30 minutes 58 seconds West, parallel with and 75.00 feet West of said East line of the Northeast quarter of Section 20, a distance of 801.42 feet to a point on the Section line common to said Sections 17 and 20;

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THENCE North 00 degrees 37 minutes 24 seconds West, parallel with and 75.00 feet West of the East line of the Southeast quarter of said Section 17, a distance of 174.35 feet;

THENCE North 89 degrees 24 minutes 22 seconds East, 0.99 foot to the beginning of a curve to the left having a radius of 25.00 feet;

THENCE Northeasterly, along said curve through a central angle of 90 degrees 01 minutes 46 seconds, an arc distance of 39.28 feet;

THENCE North 00 degrees 37 minutes 24 seconds West, parallel with and 49.00 feet West of said East line of the Southeast quarter of Section 17, a distance of 1017.02 feet to the beginning of a curve to the right having a radius of 1149.00 feet;

THENCE Northeasterly, along said curve, through a central angle of 16 degrees 47 minutes 35 seconds, an arc distance of 336.77 feet to a point on said East line of the Southeast quarter of Section 17;

THENCE North 00 degrees 37 minutes 24 seconds West, along said East line, 821.35 feet to a point on the Southwesterly right-of-way line of Casa Grande-Tucson Highway (Interstate 10);

THENCE North 50 degrees 29 minutes 00 seconds West, along said right-of-way line, 1154.87 feet to the beginning of a curve to the left having a radius of 25.00 feet;

THENCE Westerly along said curve, through a central angle of 90 degrees 00 minutes 00 seconds an arc distance of 39.27 feet;

THENCE South 39 degrees 31 minutes 00 seconds West, 141.16 feet to the beginning of a curve to the right having a radius of 1145.00 feet;

THENCE Southwesterly, along said curve, through a central angle of 49 degrees 24 minutes 22 seconds an arc distance of 987.33 feet to the beginning of a curve to the left having a radius of 25.00 feet;

THENCE Southwesterly, along said curve, through a central angle of 89 degrees 30 minutes 37 seconds an arc distance of 39.06 feet;

THENCE South 00 degrees 35 minutes 15 seconds East, 5.04 feet;

THENCE South 89 degrees 24 minutes 45 seconds West, parallel with and 75.00 feet South of the East-West mid-section line of said Section 17, a distance of 742.43 feet to a point on the North-South mid-section line of said Section 17;

THENCE South 89 degrees 26 minutes 14 seconds West, parallel with and 75.00 feet South of said East-West mid-section line, 248.32 feet;

THENCE South 52 degrees 19 minutes 53 seconds West, 68.83 feet;

THENCE South 15 degrees 37 minutes 37 seconds West, 321.41 feet;

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THENCE South 27 degrees 43 minutes 42 seconds East, 405.99 feet;
THENCE South 71 degrees 01 minutes 58 seconds East, 177.55 feet;
THENCE South 33 degrees 41 minutes 42 seconds East, 198.63 feet;
THENCE South 06 degrees 07 minutes 58 seconds East, 79.85 feet;
THENCE South 02 degrees 04 minutes 59 seconds West, 288.74 feet;
THENCE South 23 degrees 50 minutes 33 seconds East, 246.64 feet;
THENCE South 48 degrees 36 minutes 23 seconds East, 265.79 feet;
THENCE South 38 degrees 56 minutes 39 seconds East, 71.79 feet;
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THENCE South 22 degrees 53 minutes 14 seconds West, 342.28 feet;
THENCE South 02 degrees 19 minutes 19 seconds West, 151.65 feet;
THENCE South 05 degrees 13 minutes 55 seconds East, 172.63 feet;
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THENCE South 31 degrees 45 minutes 51 seconds West, 81.76 feet;
THENCE South 00 degrees 04 minutes 30 seconds West, 430.93 feet;
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THENCE South 88 degrees 40 minutes 47 seconds East, 1016.16 feet;
THENCE South 79 degrees 18 minutes 05 seconds East, 374.59 feet;
THENCE North 83 degrees 42 minutes 10 seconds East, 382.62 feet;
THENCE South 69 degrees 32 minutes 57 seconds East, 276.54 feet;
THENCE North 83 degrees 16 minutes 26 seconds East, 261.23 feet to the POINT OF BEGINNING.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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